



Linda S. Adams  
Secretary for  
Environmental Protection



## Department of Toxic Substances Control

Maureen F. Gorsen, Director  
5796 Corporate Avenue  
Cypress, California 90630



Arnold Schwarzenegger  
Governor

August 17, 2006

Mr. Richard Solander  
AFRPA/ Western Region Execution Center  
3411 Olson Street  
McClellan, California 95652-1071

FINAL FINDING OF SUITABILITY TO TRANSFER (FOST) AND FINAL  
SUPPLEMENTAL ENVIRONMENTAL BASELINE SURVEY (SEBS), PARCEL K-5C  
AND NORTHERN PORTION OF PARCEL K-5D, FORMER MARCH AIR FORCE BASE  
(MAFB), CALIFORNIA

Dear Mr. Solander:

The Department of Toxic Substances Control (DTSC) received the subject documents via email on July 17, 2006. Parcel K-5C and the northern portion of K-5D occupy approximately 70 acres of land east of Interstate Highway 215. The property to be transferred consists of real property and 19 mixed-use facilities, including dormitories, child care centers, and basketball court. Twelve of these facilities (Buildings 651, 755, 760, 768, 962, 977, 2595, 2597a, 2597b, 2598, 2599, and 2706) were built prior to 1957. Buildings 659, 2596, 2607, and 2006 do not have age information, they are considered as pre-1978 facilities. The anticipated use for these facilities is multiple uses. Also, Building 976, constructed in 1986, was a dormitory and is currently being used as a rehabilitation home and dormitory.

Site L is located within the boundary of Parcel K-5C and is impacted with polychlorinated biphenyls (PCBs). The Operable Unit 4 (OU4) Record of Decision (ROD) specifies that this site should not be used for residential purposes. This restriction is set forth in the ROD and has been copied into this FOST. The OU4 ROD and this FOST specify that a State Land Use Covenant will be executed and recorded at the County of Riverside.

In Section 5.14 of the SEBS, it states that no paint was chipping or flaking during the visual inspection of the facilities on March 30, 2006. However, because the above listed buildings were built prior to 1978, lead based paints (LBP) may have been applied at them and there is a potential of LBP release to the soil around the facilities. The SEBS

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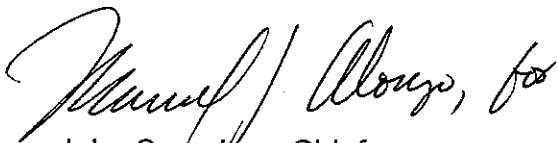
states that these buildings will not be used for residential purposes (Section 5.14) but does not prevent future owners to convert these facilities and its surrounding area to residential structures.

DTSC considers any lead in soil from lead-based paint (LBP) to be a Comprehensive Environmental Response, Compensation and Liability Act (CERCLA) release. Buildings 755, 760, 768, 962, 977, 2595, 2597, 2598, 2599, and 2706 were built prior to 1978 and may contain LBP; the Air Force has not screened for the presence of this substance and provided no data relative to the level of lead on the structure and/or the surrounding environment. DTSC does not have sufficient information to agree that the Air Force has adequately determined that all remedial action necessary to protect human health and the environment from the presence of LBP has been taken at Parcels K-5C and K-5D prior to property transfer.

The transferee will be notified through the FOST and SEBS of the potential presence of LBP and/or LBP hazards at the above listed buildings. There is a deed notification included in the FOST that "the transferee and its successors will acknowledge and accept responsibility for managing LBP, including LBP in soils, in accordance with all applicable laws and regulations and for promptly notifying the AF of any discovery of LBP in soils that appears to be the result of AF activities and is at concentrations requiring remediation."

All of DTSC's other comments on the draft SEBS and draft FOST have been adequately addressed. DTSC therefore concurs that the property associated with this FOST can be transferred with the specified conditions, notifications and restrictions in a manner that is protective of human health and the environment. If you have any questions, please do not hesitate to contact Mr. Manny Alonzo at (714) 484-5425 and Mr. Stephen Niou at (714) 484-5458.

Sincerely,

A handwritten signature in cursive script, appearing to read "Manny Alonzo, for".

John Scandura, Chief  
Office of Military Facilities  
Southern California Operations Branch

cc: Mr. John Lucey, SFD-8-1  
U.S. EPA, Region 9  
75 Hawthorne Street  
San Francisco, California 94105

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bcc: Manny Alonzo, Chief  
Base Closure Unit  
Office of Military Facilities

Stephen Niou  
Base Closure Unit  
Office of Military Facilities